

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 3-I-01-RZ **Related File Number:**
Application Filed: 2/1/2001 **Date of Revision:**
Applicant: GRAHAM DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Callahan Dr., north of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 270 **Jurisdiction:** County
Size of Tract: 23.46 acres
Accessibility: Access is via Callahan Dr., a 3-lane (with center turn) major collector street with 60' of right of way and 35-50' of pavement width in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.
Surrounding Land Use:
Proposed Use: Any use permitted in CA zone. **Density:**
Sector Plan: North County **Sector Plan Designation:** Medium Density Residential and Slope Protection
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area has been developed with a variety of commercial uses.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: Callahan Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted.
Extension of Zone: Yes. Extension of CA to the northeast and southwest.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: MAB

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial). (Applicant requested CA (General Business)).

Staff Recomm. (Full): PC is more appropriate in this location than CA because it is a large site. PC will allow all the same uses permitted in CA, but will require a site plan to be reviewed as a use on review by the MPC. PC is recommended for sites which are greater than 20 acres in size such as the subject property. PC at this location would be an extension of the PC zoning across Callahan Drive to the southeast.

Comments: The North County Sector Plan designates this property for medium density residential and slope protection. The site plan review requirement under PC zoning would allow the preparation of a plan that would be compatible with the development on the PC zoned property to the south. Access points should be coordinated with the existing commercial development, as well as the tracts to the east and west for future development. and with any improvements proposed for this section of Callahan Drive. The site previously was cleared and graded to the top of the ridge for multi-family development. The required site plan should address the site's reclamation, as well as the establishment of adequate ground and tree cover, to minimize the effects of erosion from stormwater runoff.

MPC Action: Approved MPC Meeting Date: 3/8/2001

Details of MPC action: Approved PC (Planned Commercial)

Summary of MPC action: APPROVE PC (Planned Commercial)

Date of MPC Approval: 3/8/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/23/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Approved CA General Business

Date of Legislative Appeal: Effective Date of Ordinance: